

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Chestnut Neighborhood Plan

CASE#: NPA-2014-0003.01 **DATE FILED:** January 22, 2014

PROJECT NAME: 1805 & 1807 Ulit Avenue

PC DATE: February 25, 2014

ADDRESS/ES: 1805 & 1807 Ulit Avenue

SITE AREA: Approx. 0.262 acres

APPLICANT: City of Austin, Planning & Development Review, Current Planning Division
(Jerry Rusthoven, Manager)

OWNER: BDB Venture, LLC (Shawn Breedlove)

TYPE OF AMENDMENT:

Change in Future Land Use Designation:

From: Civic **To:** Single Family

Base District Zoning Change:

Related Zoning Case: C14-2014-0006
From: P-NP **To:** SF-3-NP

NEIGHBORHOOD PLAN ADOPTION DATE: July 15, 1999

PLANNING COMMISSION RECOMMENDATION: On February 25, 2014, the case was approved on the consent agenda with Commissioner Steven's motion and Commissioner Chimenti's second. Approved on a Vote: 9-0-0.

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: The proposed plan amendment to change the land use on the future land use map from Civic land use to Single Family is consistent with the surrounding properties and is also supported by the following goals, objectives, and recommendations in the plan document.

Land Use and Transportation

GOAL ONE: REVITALIZE THE HISTORIC, RESIDENTIAL AND PEDEDSTRIAN-FRIENDLY CHARACTER OF CHESTNUT.

Objective 1.1: Preserve the historic character of the Chestnut neighborhood.

1. Encourage the development of infill residential housing that is compatible with the original housing style of the neighborhood, such as front porches and wooden frames. (Chestnut Neighborhood).
2. Encourage and allow construction of residential buildings of compatible design on lots currently too small to allow legal construction. (DRID).

Objective 1.2: Encourage compatible infill development.

5. Participate with the Austin Redevelopment Authority (ARA). Work with this effort to ensure that its implementation is consistent with the Chestnut Neighborhood Plan. In particular, address the need for desirable land uses along the edges of the Chestnut Planning Area. (Chestnut Neighborhood).
6. The following initiatives should be enacted city-wide to implement Smart Growth:
 - Mixed Use Zoning
 - Small lot amnesty
 - Allowing garage apartments and granny flats
 - The Smart Growth Evaluation Matrix and its accompanying incentives. (PECSD).
 - Traditional Neighborhood Design (TND) with its accompanying design and compatibility standards. (DRID).
7. There is a potential need in Chestnut to create and utilize a new small lot infill category (1-4 units per lot) if appropriate design standards can be developed. This category could address the several small interior lots that are too small to utilize their existing MF zoning but whose zoning may create the desire to ensure duplex, triplex or quadraplex development. (DRID).

Housing

Goal Three: PROMOTE THE REHABILITATION OF EXISTING HOUSING AND NEW, INFILL HOUSING COMPATIBLE WITH THE OLD STYLE OF THIS NEIGHBORHOOD.

LAND USE DESCRIPTIONS

EXISTING LAND USE

Civic - Any site for public or semi-public facilities, including governmental offices, police and fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

Purpose

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

Application

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

PROPOSED LAND USE

Single Family - Single family detached or two family residential uses at typical urban and/or suburban densities

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development

BACKGROUND: The subject properties are two vacant lots located at 1805 and 1807 Ulit Avenue which were previously owned by a church located across the street. The church recently sold the lots to a home builder who proposes to build two single family homes. The existing zoning is P-NP (Public-Neighborhood Plan) and the proposed zoning SF-3-NP (Family Residence District – Neighborhood Plan). The land use on the future land use map is Civic and the proposed land use is Single Family. For more information on the zoning change request, please see the case report for C14-2014-0006.

The City of Austin, Planning and Development Review Department, Current Planning Division, initiated the zoning and plan amendment applications due to a staff error. Please see the memo from city staff on page six.

PUBLIC MEETINGS: The ordinance-required plan amendment meeting was held on February 13, 2014. Approximately 157 meeting notices were mailed to property owners and utility account holders who live or own property within 500 feet of the site, in addition to neighborhood and environmental groups registered in the Community Registry who requested notification for the area.

A total of six people attended the meeting including two planning contact team members, two city staff members and the owners of the subject properties.

After city staff gave a brief presentation, the following questions were asked:

Q. Did you purchase the properties from the Ulit Avenue Baptist Church?

A. Yes, the two lots were their parking lot.

Q. Isn't there another church on the street?

A. Yes, the Peaceful St. James Baptist Church is just north of these lots.

Q. Do you have your building permits yet to build your homes?

A. No, because the city stopped processing them once they discovered we did not have the proper zoning.

Q. What will the homes that you propose to build look like?

A. They will be two-stories. The style is not traditional nor is it a contemporary style because there's a mix of styles in the neighborhood.

Q. Are you selling the homes or will you live in them?

A. We are the builders, so we will sell the homes.

Q. Have you built other homes in this area?

A. Yes, we've built other homes in the Chestnut area. For example, there's a home on 16th Street, just west of Chestnut, but I can't remember the address.

Q. Have you talked to the owner of the home just to the south of your property? The Chestnut Planning Contact Team would like for you to talk to the neighbors in case they have any issues. The Planning Contact Team generally defers to what the neighborhood thinks.

A. No, we haven't talked to them yet, but we will.

The meeting was adjourned around 7:30 p.m.

CITY COUNCIL DATE: March 20, 2014
agenda. Vote: 7-0 (Morrison 1st, Martinez 2nd)

ACTION: Postponed on the consent

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

Memo from Zoning Staff



MEMORANDUM

TO: Heather Chaffin, Senior Planner
Maureen Meredith, Senior Planner
Planning and Development Review Department

FROM: Greg Guernsey, Director
Planning and Development Review Department

DATE: January 22, 2014

RE: 1805 and 1807 Ulit Avenue
City-initiated Rezoning and Neighborhood Plan Amendment

In accordance with Section 25-1-804 (C) (1) of the Code of the City of Austin, I hereby authorize initiation of a Neighborhood Plan Amendment (NPA).

The property is currently zoned P-NP, and was previously owned by Peaceful St. James Baptist Church. The property was never used for Religious Assembly land use, and the current owner purchased the property with the understanding that single-family residential redevelopment would be permitted.

A City initiated rezoning is being processed to address the zoning conflict, and the proposed zoning classification is SF-3-NP.

The subject property is located in the Chestnut Neighborhood Plan area, and is currently designated as Public on the Future Land Use Map (FLUM). The proposed NPA will change the FLUM to Single Family Use.

SCANNED

Letter from Chestnut Planning Contact Team

(Not received at the time this report was submitted)

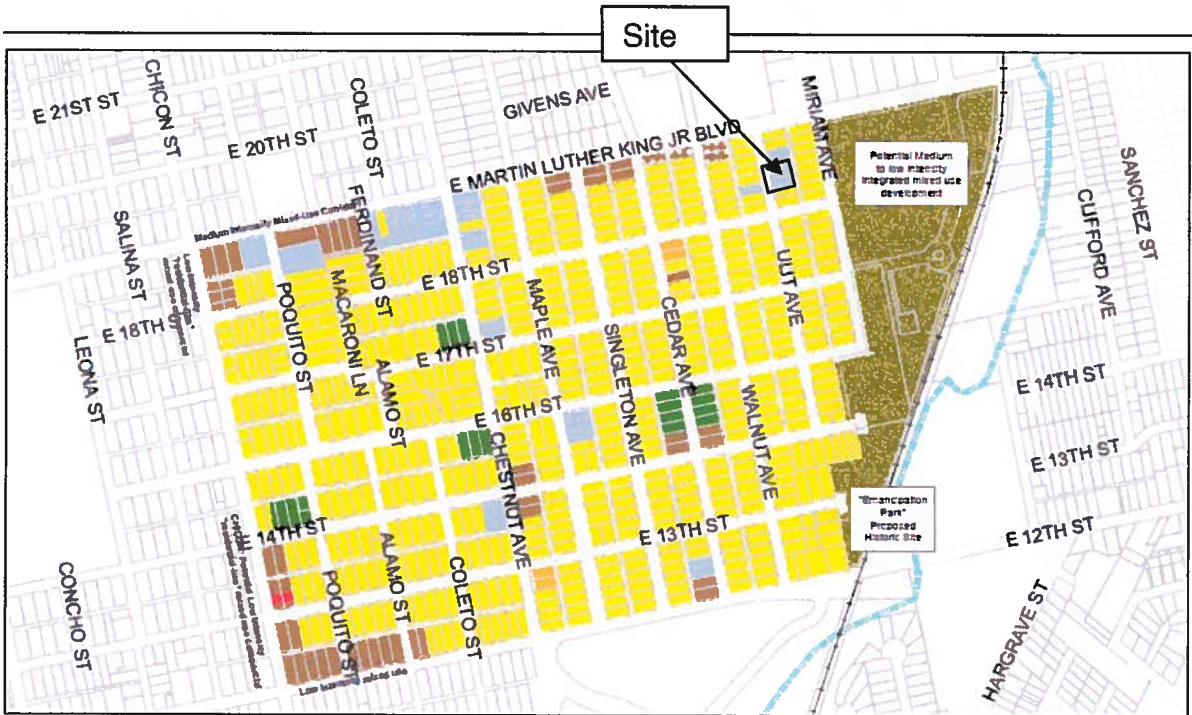


Figure 3:
Chestnut Neighborhood
Proposed Land Use



City of Austin
Planning and Development Review Department
Revised 5/12/2011

Single-Family	Neighborhood Mixed Use
Multifamily	Civic
Commercial	Recreation & Open Space
Mixed Use	Specific Regulating District

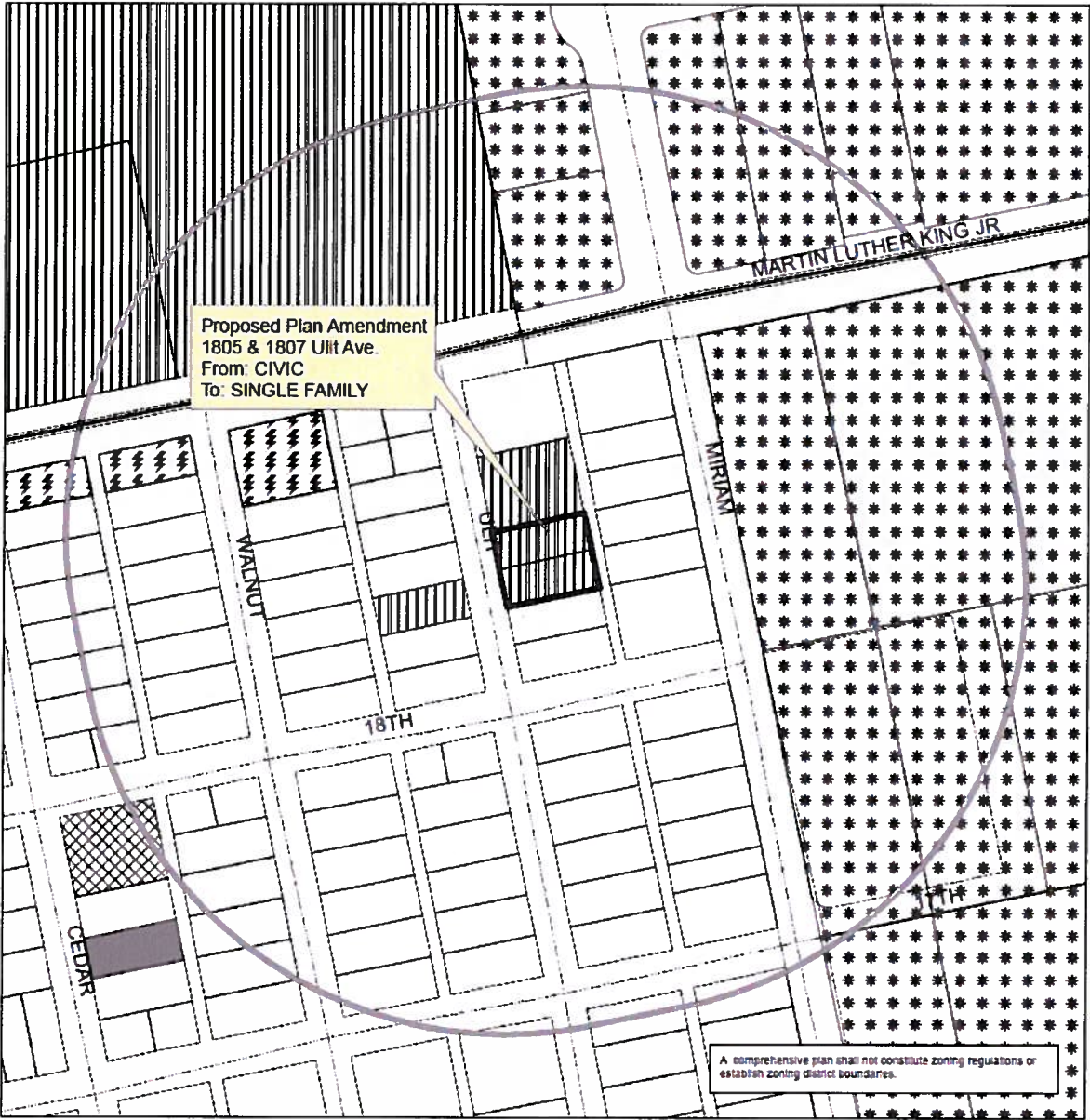
"Mixed Use" refers to MU combining district. A Conditional Overlay lists permitted and conditional uses. See plan text for details and other development criteria.

Park was funded in 11/08 Bond Election. Only one park site shown will be chosen.

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries







Chestnut Neighborhood Plan
NPA-2014-0003.01

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

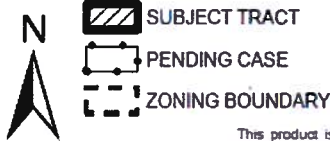
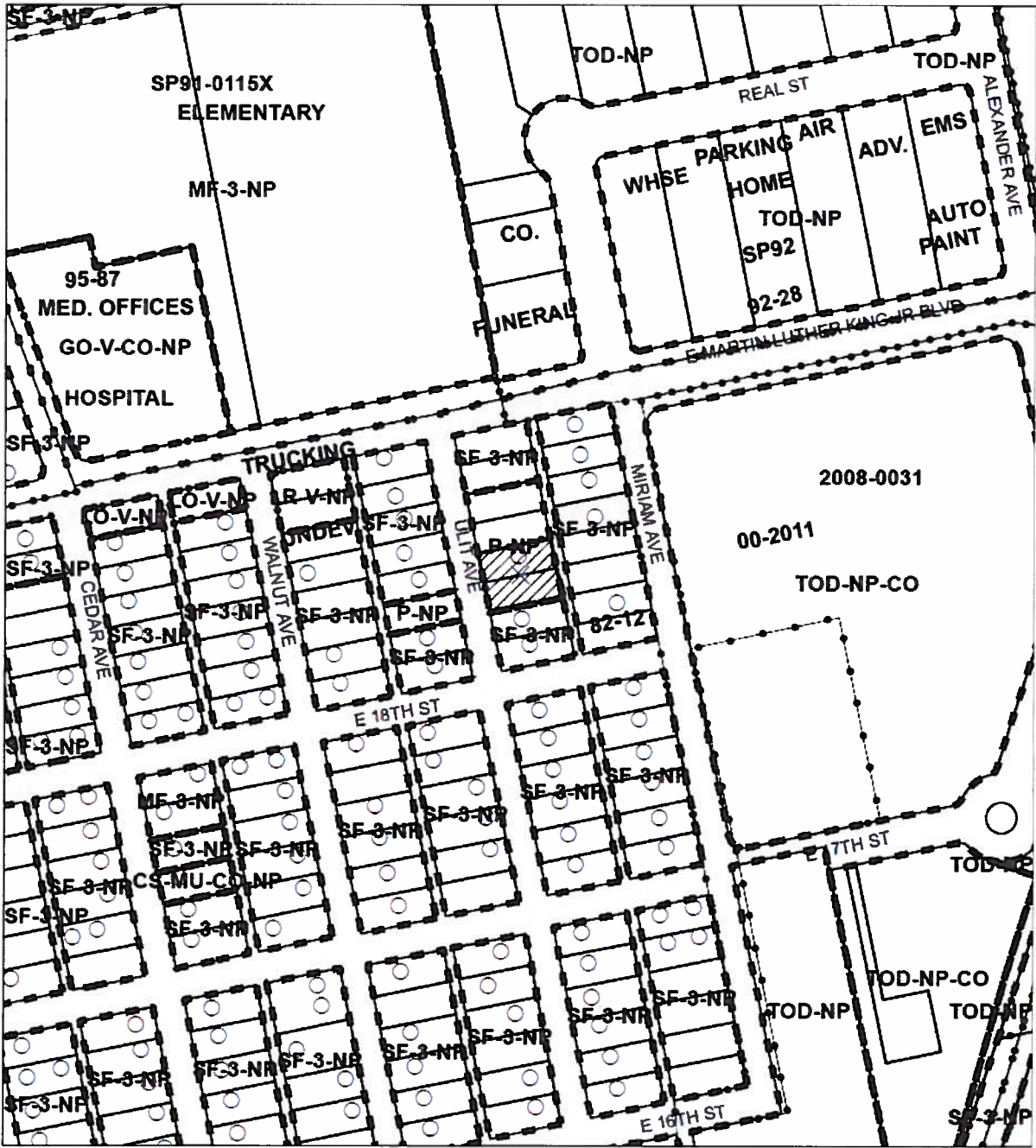
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City of Austin
Planning and Development Review Department
Created on Feb. 3, 2014_M Meredith



Legend	
	Subject Tract
	Core Transit Corridors
	500ft notification boundary
	Street Address Centerline
NPA CASES	
	Civic
	Mixed Use
	Multi-Family
	Neighborhood Mixed Use
	Single-Family
	Specific Regulating District



ZONING CASE
C14-2014-0006

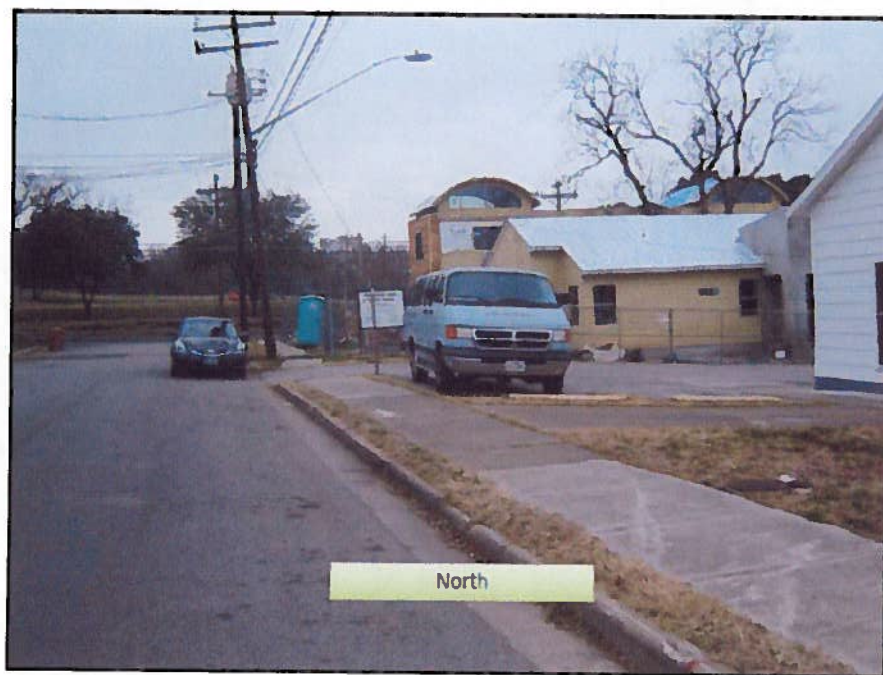
1" = 200'

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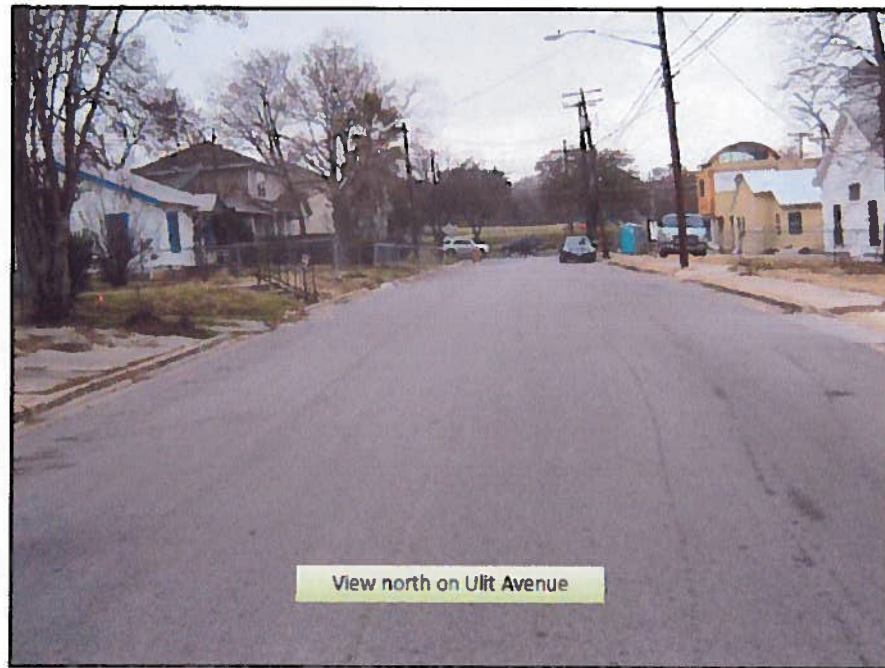












PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810



If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2014-0003.01
Contact: Maureen Meredith, 512-974-2695
Public Hearing: Feb 25, 2014, Planning Commission
Mar 20, 2014, City Council

☒ I am in favor
☐ I object

JOEL HAMBURGER

Your Name (please print)

1806 ULIT AVE

Your address(es) affected by this application

FEB 10, 2014

Date

Signature

Comments: I ALREADY HAVE A CHURCH NEXT
DOOR AND ANOTHER ACROSS THE STREET.
A THIRD CHURCH OR OTHER CIVIC
GROUP WOULD MAKE THE NEIGHBORHOOD
FEEL DISCONNECTED FROM THE REST
OF THIS RESIDENTIAL AREA. IT FEELS
WEIRD ENOUGH AS IT IS, BUT WITH A THIRD
GROUP, MY LITTLE HOUSE WOULD BE
SURROUNDED. THANKS FOR READING!

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☐ I am in favor
☒ I object

Your Name (please print)
Edna O. Rhambo

5193 Ursula Way Austin 78702
Your address(es) affected by this application

Edna O. Rhambo 2-13-2014
Signature Date

Comments: I want to keep the zoning
redefinition Civic instead of single family

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☐ I am in favor
☒ I object

Your Name (please print)
Edna O. Rhambo

1812 Miriam Lane Austin 78702
Your address(es) affected by this application

Edna O. Rhambo 2-13-2014
Signature Date

Comments: I want to keep the
redefinition Civic instead of
changing it to single family